004.0	0002	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	985,800	/	985,800
USE VALUE:	985,800	/	985,800
ASSESSED:	985,800	/	985,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69	-71	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VASILIOU THEODORE W
Owner 2:	
Owner 3:	
Street 1:	P.O. BOX 180717
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02118 Type:

PREVIOUS OWNER

Owner 1:	VASILIOU HELEN -
Owner 2:	-
Street 1:	71 MELROSE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2569 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5576.000	510,400	5,600	469,800	985,800
Total Card	0.128	510,400	5,600	469,800	985,800
Total Parcel	0.128	510,400	5,600	469,800	985,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.67 | /Parcel: 383.67

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	3800
GIS Ref	
GIS Ref	
Insp Date	08/11/17

!405!

PREVIOUS ASSESSMENT

Parcel ID: 004.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	510,400	5600	5,576.	469,800	985,800		Year end	12/23/2021
2021	105	FV	489,200	5600	5,576.	469,800	964,600		Year End Roll	12/10/2020
2020	105	FV	489,400	5600	5,576.	469,800	964,800	964,800	Year End Roll	12/18/2019
2019	105	FV	384,700	5600	5,576.	499,200	889,500	889,500	Year End Roll	1/3/2019
2018	105	FV	385,900	5100	5,576.	364,100	755,100	755,100	Year End Roll	12/20/2017
2017	105	FV	364,300	5100	5,576.	317,100	686,500	686,500	Year End Roll	1/3/2017
2016	105	FV	364,300	5100	5,576.	270,100	639,500	639,500	Year End	1/4/2016
2015	105	FV	328,900	5100	5,576.	264,300	598,300	598,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:28:44

LAST REV

Date	Time
07/19/18	15:44:49
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 405

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VASILIOU HELEN	43278-79		7/14/2004	Family	1	No	No		
	17292-348		8/1/1986		1	No	No		A

USER DEFINED

Prior Id # 1:	3800
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/13/2011	1617	Porch	18,000					
6/25/2010	750	Manual	2,600					REPLACE CEILING &
11/29/2007	1099	Manual	25,086					replace rear porch
2/9/2004	96	Redo Kit	37,000					RENOVATE KIT/BATHR
5/14/1992	176	Manual	600					REPAIR 1ST FLR POR

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
10/19/1999	Inspected	267	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	263	PATRIOT
8/25/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5576		Sq. Ft.	Site		0	80.	1.05	1									469,825						469,800	

Total AC/HA:	0.12801	Total SF/SM:	5576	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total: 469,825	Spl Credit		Total:	469,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10415220
Const Adj.:	0.97955108
Adj $ / SQ:	194.683
Other Features:	172000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	739779
Depreciation:	229331
Depreciated Total:	510447

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	3	1	
1	5	2	

Totals		
3	14	5

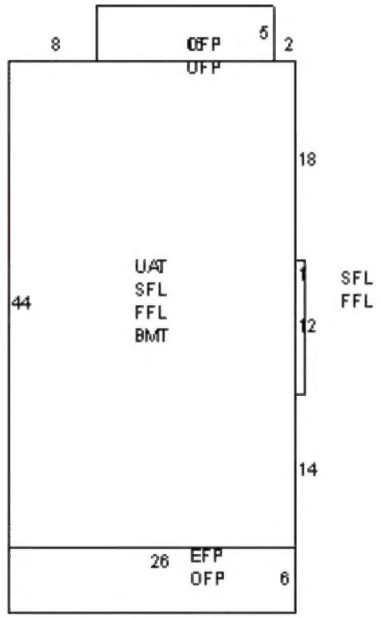
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	194.68
Special Features:	0	Val/Su Net:	121.12
Final Total:	510400	Val/Su SzAd	220.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,156	194.680	225,054
SFL	Second Floor	1,156	194.680	225,054
BMT	Basement	1,144	58.400	66,815
OFP	Open Porch	316	21.280	6,724
UAT	Upper Attic	286	130.440	37,305
EFP	Enclos Porch	156	43.760	6,827

Net Sketched Area:	4,214			Total:	567,779
Size Ad	2312	Gross Area	5072	FinArea	2569

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

004.0-0002-0010.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	400	A	AV	1925	21.25	T	40	105			5,100			5,100
19	Patio	D	Y	1	8x13	A	AV	1990	5.86	T	23.2	105			500			500

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600